

Historic District Commission
Meeting Minutes September 14, 2010

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Meeting called to order at 7:30 p.m. Scott Kutil (SK), Kathy Acerbo-Bachmann (KAB), Michaela Moran (MM), Terra Friedrichs (TF), Ron Rose (RR), and David Honn (DH) were present. David Barrat and Maya Minkin were absent. Mike Gowing, the HDC liaison for the Board of Selectmen, was present as a member of the public.

7:30 p.m. Citizen's Questions and Comments: There were no members of the public present. KAB said that the Economic Development Committee is working on sign enforcement in West Acton Village and that the HDC needs to meet with them and work in unison in getting the HDC sign violations addressed.

7:35 p.m. Approve Minutes 8/24/2010: The August 24, 2010 meeting minutes were approved as corrected.

7:40 p.m. Historical Commission – Approve Plaque: KAB explained that the Historical Commission will be bringing plaque applications on behalf of applicants in the Historic Districts and tonight, Kimberly Connors, the HC Chair will bring the very first application for a plaque. The first plaque application is #1030, 487 Main St. and SK is the HDC liaison. Kimberly brought in an example of the large size plaque that is 16" X 12" and in addition she brought some pictures of how a plaque of this size looks against her home. DH suggested that the sign be placed centered between the edge of the corner board and the shutter and be placed four clapboards down from the top of the shutter on the front of the house on the driveway side. TF motioned that the application be approved as written with the placement on the house as specified by DH's suggestion, pending abutter notification. The motion was approved unanimously.

7:55 p.m. BOS Arlington St. Special Permit: RR will draft a memo to send to the BOS. KAB said that Commission members should send their comments on the Arlington St. project to RR. TF said that one of the buildings appears to be a three story structure and the roof slopes don't match the surrounding area. MM said she has a problem with the height of the building and they could try to mitigate the height with a roof pitch. In general MM felt that it is too large, both in terms of height and FAR. RR said that he does not mind the building on the corner of Arlington and Spruce but the house down Arlington St. is too large and doesn't blend in with the other single family homes in the area.

8:05 p.m. Acton Women's Club: Several Trustees of the Acton Women's Club, Caroline Kilpatrick, Lorrie ???, along with their architect, Anita Rogers, were present for a discussion of a proposed handicapped access ramp. If they obtain approval for the ramp they plan to apply for CPC funds for the project. RR is the liaison. Lorrie began the discussion by talking about the history of the Women's Club and said that it is their first priority to preserve the building. She said that the goal of the proposed ramp is to make it easier to access the building. Anita Rogers passed out some architectural drawings that show the existing building along with two different designs for the access ramp. Anita said that she has worked with RR to come up with proposal B which has ramp that runs from the door on the north side of the house to the sidewalk on Main

St. After the presentation KAB asked for comments and questions from the Commission members. DH asked if the proposed walkway in option B would be brick and Anita replied that it would be. DH suggested that in order to minimize railings, the landing could be terraced down to the north and west side to the landscaping. RR said that Option B had far fewer railings and was far less intrusive than Option A. TF said that the approach was a good one. MM commented that the proposal B will have a lot of railings. SK said he was opposed to both proposals, especially B. He said that the railings in B obscure one of the most prominent architectural features of the house, the door on the north side. KAB said that she agreed with SK and noted that any ramps need to be as unobtrusive as possible. KAB then told the Trustees that the next step would be to make an appointment at the next HDC meeting.

8:30 p.m.: 507 Main St: Application 1023B to replace the garage doors. Barbara Lyons, the property owner, was present to discuss the application. She said that the doors are all wood and the windows are true divided light. MM said it is a good solution and it looks good. KAB asked about door hardware and said that the HDC needs to approve any door hardware. MM moved to approve 1023B as amended with the simplest door hardware, with simple butt hinges, pull handles, and a deadbolt all painted in a dark color. KAB seconded the motion and it passed unanimously.

8:55 p.m.: Extension request by the Terans. MM recused herself since she is on the board of Ironworks Farm and left the room. They just want an extension of time. TF moved for a grant of extension for the Terans. RR seconded the motion. It passed unanimously. SDK liaison. For extensions I will just send them a letter notifying them that they were approved.

48 Windsor Avenue: Joseph and Robin O'Donahue of 48 Windsor Avenue, seek approval of the HDC to construct a barn in place of a shed now situated there. Joe O'Donahue was accompanied by Andrew Towell of 38 Windsor Avenue, John Roberts of 46 Windsor Avenue, and Larry Roberts of 44 Windsor Avenue. Joe O'Donahue met with the board to present their case for replacing an existing shed with a barn having an area of 600 square feet. It will be built in the style of the barn at 38 Windsor Avenue. It will have wood siding and GAF Timberline shingles on its roof. Windows will be 2 over 2 and manufactured by Marvin Windows. RR noted that the doors seem slightly out of proportion. The side windows will be a modified awning type. The committee asked for only 2 windows per door. The applicant agreed to this. The applicant also agreed to provide trim dimensions.


9:25 MBTA: MM is the liaison with SATSAC and David Honn is the design consultant. KAB had just received a request for a letter for a 106 Review from the HDC. KAB, stated that our input is required as part of the permitting process. TF stated that the design does not reflect what they (MBTA) agreed to do. RR said that renderings are crude and do not show the eaves. MM said that this is very different from the plans that were agreed to. MM will call Peter Berry and leave a copy for him. DH will draft a memorandum to MHC concerning the 106 Review.

Special Town Meeting is scheduled for October 12, 2010. Dean Charter will be here for 18 Windsor to discuss the door. Dean would like to replace it with a wood door with an aluminum door on the West Acton fire station. This is the pedestrian door. On the Main Street house the plan is for true divided light windows in the plan of casement windows.

468 Main Street: KAB handed out a list of projects with names of those to whom they are assigned.

Meeting adjourned at 10:15.

Scott Kutil, Secretary


David Barrat, Secretary Pro Tem